

**Promenade Way
BRIGHTLINGSEA
CO7 0LW
£95,000**





- **Brand New Park Homes**
- **LPG Radiator Heating**
- **Double Glazing**
- **Full Fitted Kitchen**
- **Veranda available by separate Negotiation**
- **Close to Sea Front**
- **Close to Shops and Public Houses**
- **Fully Furnished**
- **Viewing Advised**
- **Please Contact Agents on 01206 302288**

A development of holiday homes built to a high fully furnished standard.

The CHARMOUTH is offered with fitted kitchen LPG gas central heating, double glazing, ready to move into.

Located close to the waterfront with boating lake and Brightlingsea Lido.

The marina is an easy walking distance along the promenade.

Local shops are easy access as is local public houses.

Please call the appointed agents Town and Country Residential 01206 302288



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Storage cupboard, fitted shelving, radiator.

LIVING AREA

20' 0" x 12' 7" (6.09m x 3.83m)

Feature fireplace with wiring for tv over. Sofas included, carpet with curtains to compliment, sliding patio doors to outside. Double glazed window to side aspect, two radiators.

KITCHEN/DINING AREA

Fully fitted Kitchen with integrated appliances including: Dishwasher, oven and hob, extractor fan, microwave. Dining table with six chairs included. Double glazed window to side aspect. Range of working surfaces with cupboards and drawers under, eye level storage cupboards.

BEDROOM ONE

10' 8" x 9' 1" (3.25m x 2.77m)

Double wardrobe cupboard, dressing table, radiator. Double glazed window to side.

EN - SUITE

7' 4" x 3' 5" (2.23m x 1.04m)

Double enclosed shower, low level WC and vanity wash hand basin with cupboard under. Double glazed window to rear, radiator, extractor fan.

BEDROOM TWO

9' 5" x 7' 3" (2.87m x 2.21m)

Twin single beds with head boards, double wardrobe cupboard. Double glazed window to side aspect, radiator.



SHOWER ROOM

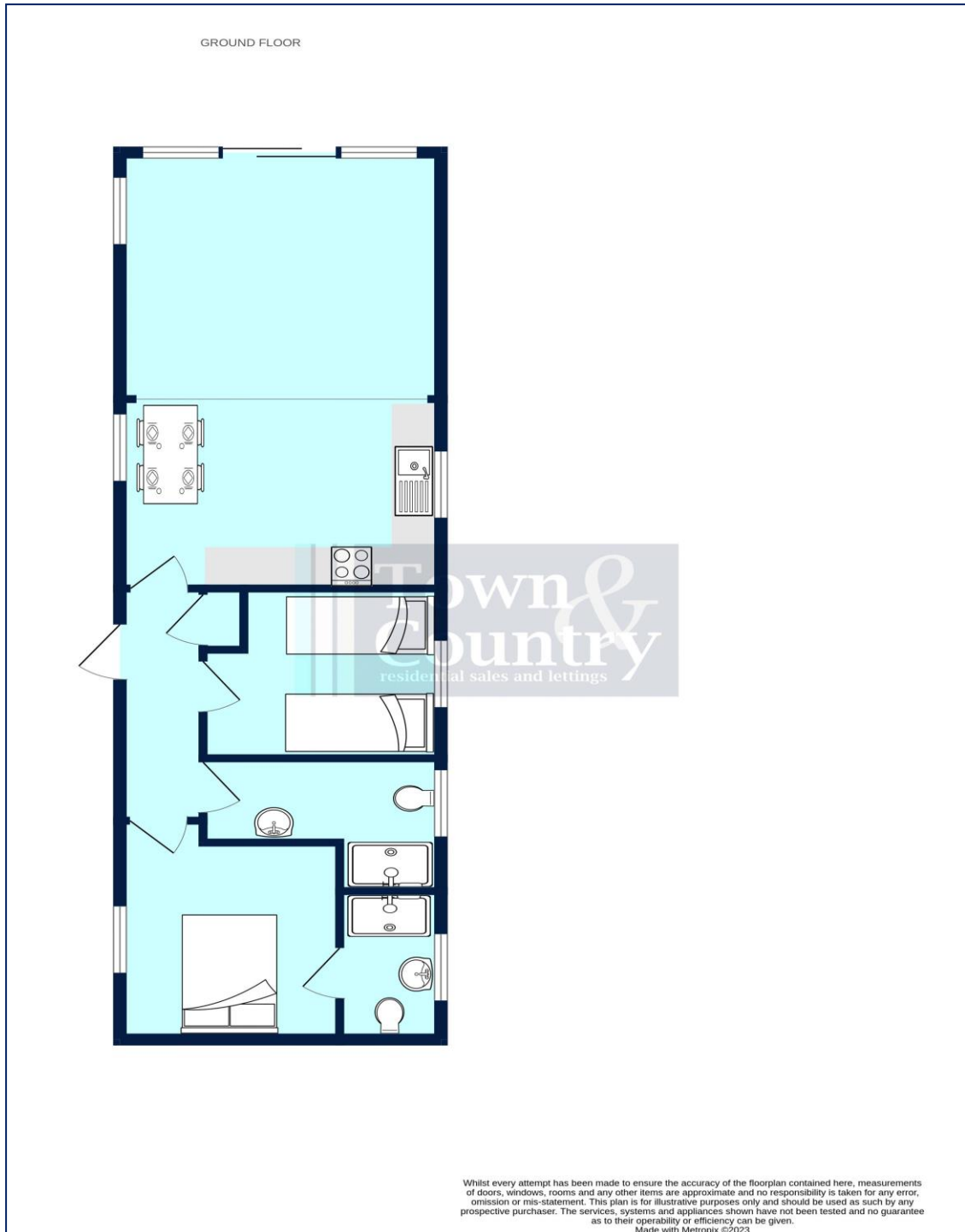
6' 8" x 6' 2" (2.03m x 1.88m)

Enclosed double shower unit, low level WC and vanity wash hand basin. Double glazed window to side, radiator, extractor fan.

AGENT'S NOTES

There is the option purchase the veranda at an additional cost £15,000.





Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied